



## 3207 13 Avenue Edmonton AB

\$679,800

Desired community and large enough to accommodate big family with a mortgage helper basement Legal suite .what else you can think in this economy ? Total 6 Bedrooms+Den+Bonus room & 4 Bathrooms ,wow !Many Cars ? Immense Street parking is not an issue as well. North facing house has Den/Flex room and 4 piece bathroom at main floor. Living room with gas fireplace, Kitchen with Granite counter tops,SS appliances /gas stove .Breakfast nook w/patio doors leading to a large deck overlooking a fenced backyard. Metal railing and lots of windows. Upstairs 4 bedrooms including a Primary Room w/ 5 piece en Suite and WIC.Another 4 piece bathroom, built in book case going toards huge bonus room completes the 2nd floor.Legal 2 BDRM BSMT suite has no CARPET. Easy access to Henday,23 ave ,EIA,schools,Grocery,Walking trails & Meadows Rec Centre.

Listing Presented By:



Originally Listed by:  
Initia Real Estate

nslbrar@gmail.com  
<http://sukhihome.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)